

REZONING PACKAGE FOR PROJECT SQUARE GROOVES

SITE DEVELOPMENT DATA

PROJECT NAME: SQUARE GROOVES
 DEVELOPER: THE KEITH CORPORATION
 TOTAL SITE AREA: 210.34-AC
 EXISTING ZONING: R-3
 PROPOSED ZONING: I-2(CD)
 AREA TO BE REZONED: 156.321-AC
 TAX PARCEL NO: Portion of 053-161-01
 JURISDICTION: CHARLOTTE ETJ
 EXISTING USES: VACANT

PROPOSED USES:
 WAREHOUSING, WAREHOUSE DISTRIBUTION, MANUFACTURING, OFFICE, INDUSTRIAL USES, AND OUTDOOR STORAGE AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, ALL AS ALLOWED IN THE I-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN THE DEVELOPMENT STANDARDS BELOW). THE USES ALLOWED ON THE SITE WILL BE LIMITED TO THE USES SPECIFIED ABOVE AS ALLOWED IN THE I-1 ZONING DISTRICT PLUS OUTDOOR STORAGE AS ALLOWED IN THE I-2 ZONING DISTRICT.

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:
 UP TO 1,530,000 SQUARE FEET OF GROSS FLOOR AREA

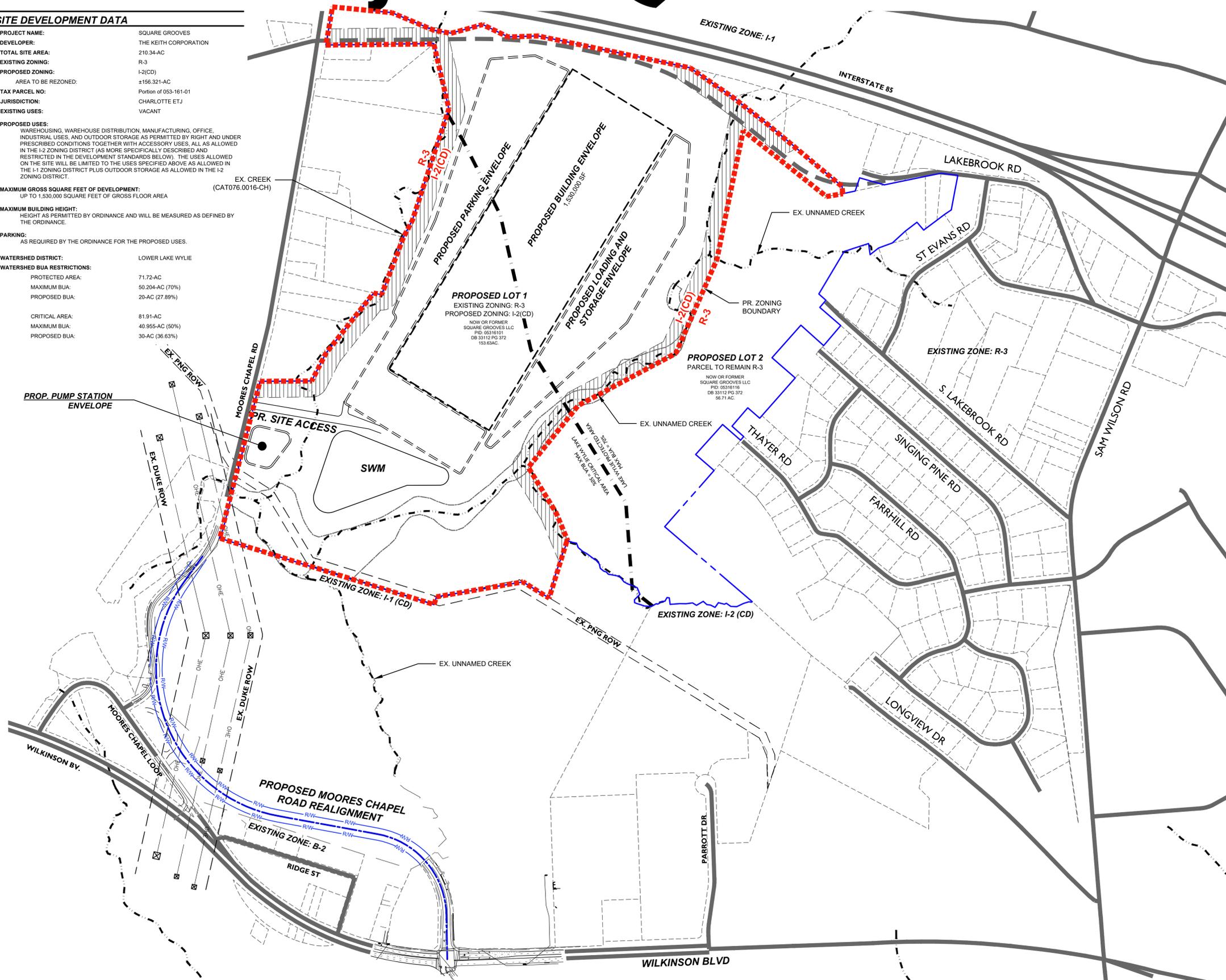
MAXIMUM BUILDING HEIGHT:
 HEIGHT AS PERMITTED BY ORDINANCE AND WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING:
 AS REQUIRED BY THE ORDINANCE FOR THE PROPOSED USES.

WATERSHED DISTRICT: LOWER LAKE WYLIE

WATERSHED BUA RESTRICTIONS:

PROTECTED AREA:	71.72-AC
MAXIMUM BUA:	50.204-AC (70%)
PROPOSED BUA:	20-AC (27.89%)
CRITICAL AREA:	81.91-AC
MAXIMUM BUA:	40.955-AC (50%)
PROPOSED BUA:	30-AC (36.63%)



PROJECT CONTACT INFORMATION

ENGINEER:
 Burton Engineering Associates
 Carlton Burton, PE
 5950 Fairview Road, Suite 100
 Charlotte, NC 28210
 P: (704) 553-8881
 cburton@burtonengineering.com

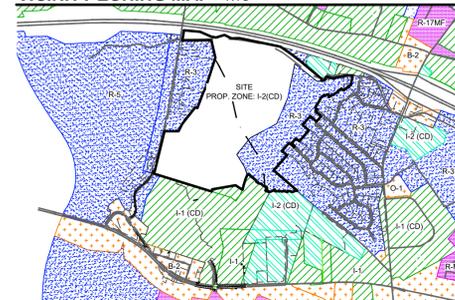
ZONING CONSULTANT:
 Moore & VanAllen
 Keith MacVean
 100 North Tryon St, ste 4700
 Charlotte, NC 28202
 Phone: (704) 331-3531

DEVELOPER:
 The Keith Corporation
 Dave Featherston
 5935 Carnegie Blvd., Suite 200
 Charlotte, NC 28209
 P: (704) 644-4471

BOUNDARY SURVEY:
 Burton Engineering Associates
 Chris Culbertson
 5950 Fairview Road, Suite 100
 Charlotte, NC 28210
 P: (704) 553-8881
 coulbertson@burtonengineering.com

PROPERTY OWNER:
 Square Grooves LLC
 1710 Abbey Pl ste 200
 Charlotte, NC 28209

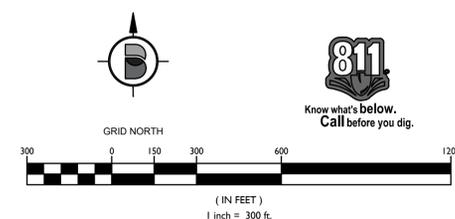
VICINITY ZONING MAP NTS



HATCH LEGEND

100' ZONING BUFFER	
FUTURE TREE SAVE	
SINGLE FAMILY ZONING	
OFFICE/BUSINESS ZONING	
MULTI-FAMILY ZONING	
I-1 ZONING	
I-2 ZONING	

DRAWING INFORMATION



5950 FAIRVIEW RD STE 100
 CHARLOTTE NC 28210
 (T) 704.553.8881
 www.burtoneng.com
 FIRM #C-1157



PROJECT SQUARE GROOVES

CHARLOTTE NORTH CAROLINA

PROPOSED REZONING PLAN

PT	CTB	PT	CTB
ENG	CTB	MDG	CTB
DRAWN BY		DATE	
2020.03.06			

REVISIONS

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
 019.554.002

RZ100
 Sheet 1 of 3

P:\DWG\019.554.002.TTC SQUARE GROOVES REZONING\REZONING PLAN.DWG COVER SHEET 3/6/2020 2:37:20 PM HPD.CTB HGRAHAM

